

FOR SALE
RAILWAY STREET
POYNTZPASS

**FORMER SALE YARD WITH EXCELLENT DEVELOPMENT POTENTIAL ON
APPROX 0.6 ACRES FOR SALE**



An exciting opportunity to acquire a prime development site within the current Poyntzpass development zone.

GUIDE PRICE:- Offers around £120,000

CLOSING DATE FOR OFFERS:- Thursday 30th October 2025

(028) 3026 6811
www.bestpropertyservices.com

BEST PROPERTY SERVICES (N.I.) LTD

108 Hill Street, Newry, Co. Down BT34 1BT

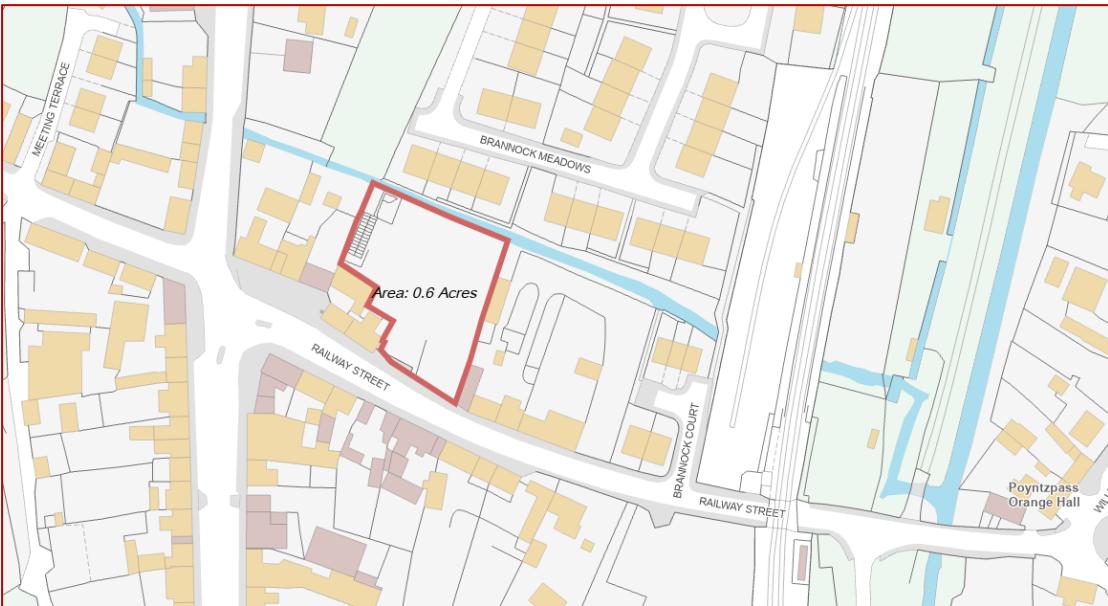
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com

Also at:- Armagh and Dundalk

These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

□ LOCATION

Located on Railway Street Poyntzpass adjacent to No. 12.



□ PLANNING

Outline Planning approval was granted on 4th February 2015 for the erection of nine dwellings; however, this planning approval has subsequently lapsed. Full Planning ref: O/2014/0462/O.

Prior to that was a previous approval. Full Planning ref: O/2005/1547/F

Intending purchasers are advised to seek their own independent advice on the planning.

□ LAND REGISTRY

The lands in sale are comprised within folios 21182 & AR148566 Co.Armagh.

□ VACANT POSSESSION

Vacant possession will be granted to the successful purchaser on completion.

□ AREA

The lands extend to approximately 0.6 acres.

□ RIGHT OF ACCESS

The attached map indicates established rights of access to the rear of No's 10&12 Railway Street (Shown in blue).

OFFERS

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office.

In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date.

VIEWING

By inspection with the selling agent.

VENDOR'S SOLICITOR

Geraldine McIntyre, Gus Campbell & Co, 10-12 Carleton Street Portadown BT62 3EN
geraldinemcintyre@guscampbell.co.uk

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MAP

